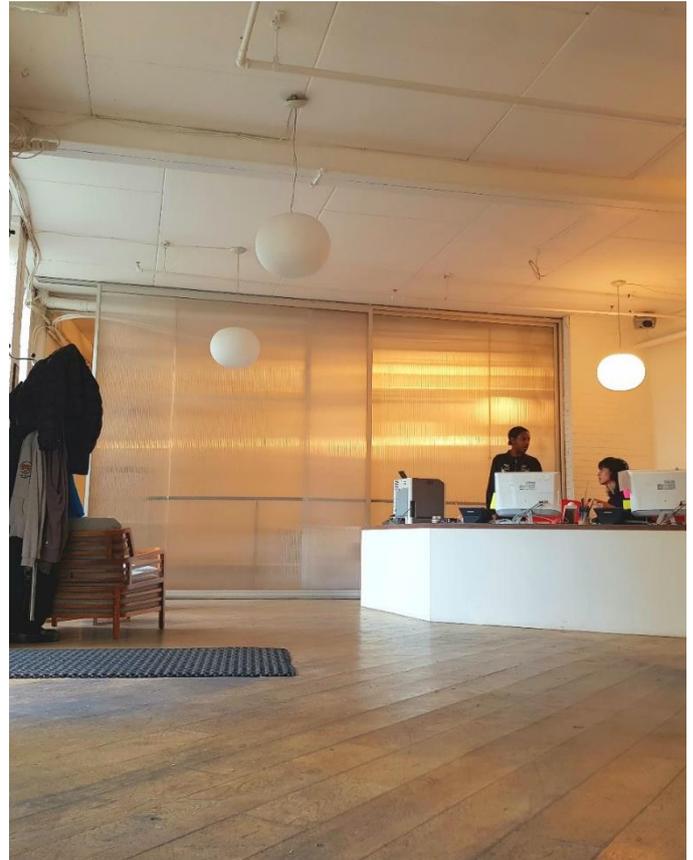
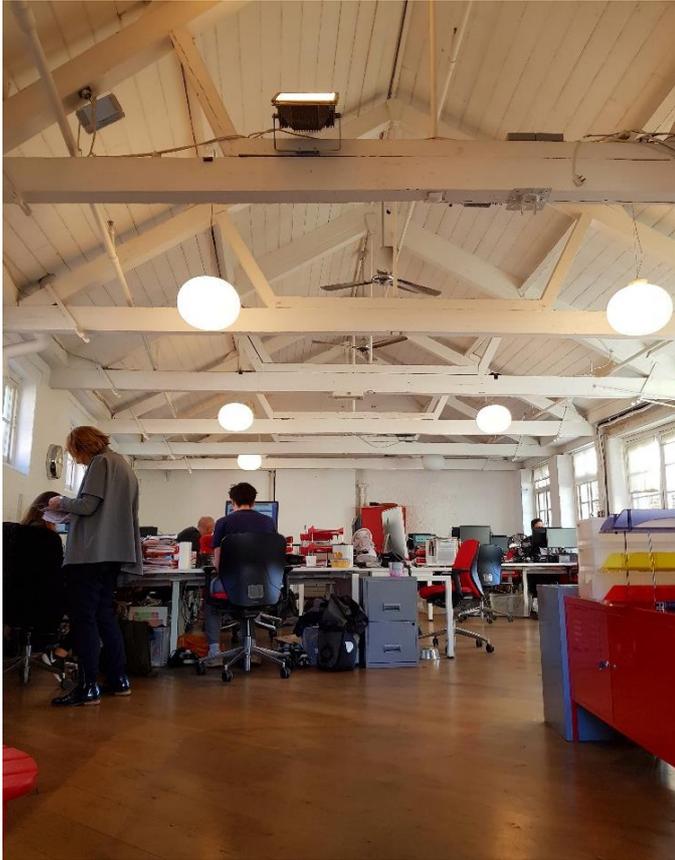


The Coach House, Alfred Mews, Fitzrovia, London, W1T 7AA



**SELF CONTAINED OFFICES TO LET | 4,073 sq ft
(Adjoining 2,000 – 6,389 sq ft also available)**



Location

The Coach House is located adjacent to the iconic Heal's Building, on a quiet mews to the eastern side of Tottenham Court Road and close to Fitzrovia's vibrant retail and dining district. Goodge Street (Northern Line), Warren Street and Tottenham Court Road (Central & Northern Lines) underground stations are located close by. As will be the new Crossrail Station

Description

This stunning office building is perfect for a creative occupier that values light, space and industrial features. It has been the HQ of a household name TV Production company, but is now vacant for the first time in decades. Offering a unique opportunity.

The Coach House is a classic warehouse style conversion displaying lofty ceiling heights, exposed beams, wooden floors, brickwork, vaulted ceilings & feature staircase.

Floor Areas

Floor	sq ft	sq m
2nd Floor	1,263	117
1st Floor	1,551	144
Ground Floor	1,259	116
TOTAL (approx.)	4,073	378

*Measurement in terms of *NIA

Fitzrovia

Fitzrovia is an upmarket, mixed-use area near London's West End between Bloomsbury and Marylebone. Centred around the trendy bars and restaurants along Charlotte Street, the last two decades have seen the area firmly establish itself as a centre for creative and design conscious occupiers. The area is ideal for those looking for a cheaper alternative to the wider West End, whilst still being in a prime central location.

Ray Walker, Partner

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Jason Hanley, Partner

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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract July 2018

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Terms

Tenure:	Leasehold
Lease:	Sublease to June '22. Alternatively, a longer lease may be available via an assignment
Rent:	£65.00 psf pax
Rates:	Estimated at £18.00 psf pa 2017/18 (blended)
Service Charge:	Approximately £8.00 psf pax
EPC Rating:	B

Amenities

- **Wooden floors**
- **Centrally Heated**
- **Vibrant Location**
- **Excellent natural light**
- **Fibre Enabled**
- **Roof Terrace**
- **Adjoining building of 2,000 – 6,389 sq ft also available**

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